

170.B

0001

0201.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

605,900 / 605,900

USE VALUE:

605,900 / 605,900

ASSESSED:

605,900 / 605,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:	201
Owner 1:	ROBERTIE WILLIAM G/PATRICE	
Owner 2:		
Owner 3:		
Street 1:	88 PARK AVE #201	
Street 2:		

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	ROBERTIE WILLIAM -
Owner 2:	-
Street 1:	88 PARK AVE #201
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1500 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z B3 VILLAGE B
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

102 Condo	0	Sq. Ft.	Site	0	0.	0.00	6044
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	605,900			605,900		143650
							GIS Ref
							GIS Ref
							Insp Date
							05/22/18



USER DEFINED

Prior Id # 1:	143650
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	16:23:33

PRINT

Date	Time
12/30/21	16:23:33

LAST REV

Date	Time
05/22/18	14:38:33

danam
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT								Parcel ID	170.B-0001-0201.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	605,900	0	.	.	605,900		Year end	12/23/2021
2021	102	FV	597,300	0	.	.	597,300		Year End Roll	12/10/2020
2020	102	FV	580,100	0	.	.	580,100	580,100	Year End Roll	12/18/2019
2019	102	FV	571,200	0	.	.	571,200	571,200	Year End Roll	1/3/2019
2018	102	FV	470,900	0	.	.	470,900	470,900	Year End Roll	12/20/2017
2017	102	FV	409,400	0	.	.	409,400	409,400	Year End Roll	1/3/2017
2016	102	FV	409,400	0	.	.	409,400	409,400	Year End	1/4/2016
2015	102	FV	382,100	0	.	.	382,100	382,100	Year End Roll	12/11/2014

SALES INFORMATION						TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
ROBERTIE WILLIA	37743-198		1/22/2003	Family		No	No				
	15709-151		7/1/1984		129,900	No	No	Y			

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
8/19/2016 2062 Redo Kit 16,650 O	5/22/2018 Measured DGM D Mann
10/24/2007 979 New Wind 14,000	3/25/2005 Info Fm Prmt BR B Rossignol
6/10/2004 493 Redo Bat 18,000 C G6 GR FY06	5/6/2000 197 PATRIOT

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7 - Condo Garden				Full Bath: 1 Rating: Very Good	A Bath:	Rating:		643-2938, Building Number 1.									
Sty Ht: 1 - 1 Story				3/4 Bath:		Rating:											
(Liv) Units: 1 Total: 1				A 3QBth:		Rating:											
Foundation: 3 - BrickorStone				1/2 Bath:		Rating:											
Frame: 1 - Wood				A HBth:		Rating:											
Prime Wall: 7 - Brick				OthrFix:		Rating:											
Sec Wall:			%														
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1 Rating: Very Good	A Kits:	Rating:											
Color: BRICK				Frl: 0 Rating: Average	WSFlue:	Rating:											
View / Desir: N - NONE																	
GENERAL INFORMATION				CONDOS INFORMATION													
Grade: C+ - Average (+)				Location: R - Rear	Total Units:												
Year Blt: 1984	Eff Yr Blt:			Floor: 1 - 1st Floor	% Own:	2.039999962											
Alt LUC:		Alt %:		Name: 29 - 6044													
Const Mod:				DEPRECIATION													
Lump Sum Adj:				Phys Cond: GD - Good	16. %												
INTERIOR INFORMATION				Functional:													
Avg Ht/FL: STD				Economic:													
Prim Int Wal: 1 - Drywall				Special:													
Sec Int Wall:		%		Override:													
Partition: T - Typical				Total:	16.8 %												
Prim Floors: 4 - Carpet				CALC SUMMARY													
Sec Floors:		%		Basic \$ / SQ: 325.00													
Bsmnt Flr:				Size Adj.: 0.89999998													
Subfloor:				Const Adj.: 1.04989493													
Bsmnt Gar:				Adj \$ / SQ: 307.094													
Electric: 3 - Typical				Other Features: 39025													
Insulation: 2 - Typical				Grade Factor: 1.10													
Int vs Ext: S				NBHD Inf: 1.32500005													
Heat Fuel: 3 - Electric				NBHD Mod:													
Heat Type: 15 - H.V.A.C				LUC Factor: 1.00													
# Heat Sys: 1				Adj Total: 728264													
% Heated: 100		% AC: 100		Depreciation: 122348													
Solar HW: NO	Central Vac: NO			Deprecated Total: 605915													
% Com Wal		% Sprinkled		COMPARABLE SALES													
MOBILE HOME				Rate	Parcel ID	Typ	Date	Sale Price									
Make: [] Model: [] Serial #:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 170.B-0001-0201.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			